

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY
Monday November 21, 2022

At a special meeting of the Battle Creek Tax Increment Finance Authority (BCTIFA) held on Monday, November 21, 2022, at 3:00 p.m. located at the Frederick R. Brydges Customs Cargo Center, BCU Office Board Room. The following individuals were in attendance: Messrs. Christensen, Claywell, Czerney, Davis, Hodge and Mmes. Fleury, Straub, and Visger.

Absent: Mr. Wilson and Mmes. Darner and White.

Also, in attendance were: Messrs. Corder, Wayne Edmonds, Hughes, Kroll, Kuhn, Sobieralski, and Mmes. Morrison and Young.

Mr. Christensen called the meeting to order at 3:00 p.m. Roll call of attendance was recorded.

APPROVAL OF MINUTES

MOTION: Ms. Visger moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the August 16, 2022, regular meeting minutes as presented. Ms. Fleury supported the motion, and it was unanimously approved.

MOWING CONTRACT

Mr. Sobieralski stated in mid-summer the current mowing contractor decided to part ways and terminated the contract. The Fort Custer Industrial Park was not being maintained up to high standards. Staff contacted the previous contractor, Turf Works, and worked with the company for the duration of the mowing season. A mowing RFP bid was submitted to 12 companies within the area and advertised in the Battle Creek Shopper and only received one proposal. The proposal was received from Turf Works. Staff received additional inquiries from Gardner Brothers and one other mowing company, and they both decided against submitting a proposal. Mr. Sobieralski stated that staff also uses a smaller company, MLA, which will continue to do smaller jobs for us. Turf Works proposal is slightly above what their previous contract was four years ago. The new contract is a multi-year contract.

MOTION: Ms. Fleury moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the mowing contract as presented. Ms. Visger supported the motion, and it was unanimously approved.

LAND SALE WATKINS ROAD/FCIP SOUTH PARK PHASE 2A AND 2B

Mr. Sobieralski stated that the Board approved additional lot splits in Phase 1, which would allow a Consumers Energy substation to go in. As the company started designing Phase 2, the company wished to develop the building differently. A highlighted map of Phase 2 was the original design. The company plans to build toward the lot line and construct a 480,000 sq. ft. facility. The company would not be allowed to build to the lot line unless they owned the adjacent parcel. This would require the

company to execute Phase 2 and Phase 3 with a 50% deposit on Phase 2 and 50% deposit on Phase 3. As the lease is up, the company would pay the remaining balance.

Staff is seeking approval of the Resolution to amend the original Watkins Road development agreement to allow this to happen.

The project has been reviewed and approved by the BCU Development Review Board. The company has switched contractors and will be working with Wolverine. The company plans to break ground in the Spring.

MOTION: Mr. Czerney moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the Resolution to amend the original Watkins Road development agreement. Mr. Hodge supported the motion, and it was unanimously approved.

AIRPORT UPDATE

Mr. Kroll provided the Board with an update on the airport. The following highlights were presented. The Airport Capital Projects for FY 2023 include:

Air traffic control tower boiler replacement; air traffic control tower chiller replacement; preliminary runway approach clearing; runway approval clearing, Phase 1; airfield lighting control management system replacement; 2023 BIL grant match; total \$607,803.

Airport operations and developments: 78,150 aircraft operations through September; currently on pace for 104,200. More operations (landing/takeoffs) at the airport equal more revenue.

On October 7, 2022, Duncan Aviation held a groundbreaking ceremony for its \$40 million expansion. The company is currently prepping the site and on schedule for Q1 2024 completion. Bond financing was recently closed on during the past two weeks for the apron.

Annual competitive grant awarded annually through the bi-partisan infrastructure legislation (BIL Grant). The goal of the grant program is to construct, repair, improve, modernize, replace or relocate airport-owned towers and install communications equipment, allowing them to meet today's demands and keep them ready for future opportunities. Deadline is December 6, and grants awarded in May 2023.

CSE MORSE/455 FRITZ KEIPER BLVD BUILDING/CURB CUTS/PHASE 1

Mr. Corder stated that Battle Creek Unlimited agreed to cover the costs associated with the Phase 1 Baseline Environmental Assessment with SME on the former Marley Precision building located at 455 Fritz Keiper Blvd. SME will be doing a Phase 2 study, as there were issues found during the Phase 1 study, and another issue about a container spill back in the late 1990s. CSE Morse is planning to close on the building in December 2022. CSE Morse will be expanding the space and adding a new truck entrance on Clark Road. The expansion is planned at \$3.5 million. CSE Morse is currently located downtown across the tracks from the Schweitzer Construction.

Mr. Sobieralski stated that the reason for bringing this to the BCTIFA Board is that the company is interested in constructing an entrance on Clark Road and will need assistance with getting curb cuts on Clark Road.

PROSPECT/PROJECT DEVELOPMENT UPDATE

Mr. Corder reported on the following:

MEDC Visit – staff toured MEDC representatives through several vacant buildings in the Fort Custer Industrial Park including, 150 McQuiston Drive, 300 Fritz Keiper Blvd, Lotte Building, and the Spec building.

Project Viking – is currently under construction on Shiga Drive. The company has a 12-month construction timeline. The company has two staff transfers from another facility. The company will start the process of hiring next year.

Project Cactus – is located at 4600 W. Dickman Road. The company is currently installing equipment. The company hopes to start production in the Spring.

There has been an uptick in RFPs lately for the large mega sites. Staff has also been submitting proposals that include the parcel adjacent to RMTC (Hill Brady, Lot 54), I-94 North, and West Columbia Avenue.

PUBLIC COMMENTS

No comments were made.

ADJOURN MEETING

MOTION: Mr. Czerney moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve to adjourn the meeting. Mr. Davis supported the motion, and it was unanimously approved.

There being no further business, the meeting was adjourned at 3:40 p.m.